



City of Lowell – Community Preservation Committee

Community Preservation Committee Meeting Minutes

Thursday, December 15, 2022, 6:30p.m.

Conducted in-person and via zoom

Note: These minutes are not completed verbatim. For a recording of the meeting, visit www.ltc.org

Members Present

Adam Baacke, Chair
Sinead Gallivan, Member
David Fuller, Member
Troy Depeiza, Member
Brad Buitenhuys, Member
Philip Shea, Member
Ryan Rourke, Member

Members Absent

Sidney Liang, Member
Yovani Baez-Rose, Member

Others Present

Dylan Ricker, Associate Planner

A quorum of the Committee was present. A. Baacke called the meeting to order, the time was 6:30 pm.

I. Minutes for Approval

October 6, 2022 Meeting Minutes

B. Buitenhuys motioned, and P. Shea seconded the motion to approve the 10/6/22 meeting minutes. The motion passed unanimously, (7-0).

II. Continued Business

III. New Business

CPA Application: Girls Inc – 228 Worthen Street

Girls Inc. of Lowell has applied to the Community Preservation Committee seeking \$250,000 of CPA funding for a Historic Preservation project. The applicant is seeking to make improvements to the historic structure at 228 Worthen Street.

On Behalf:

Bopha Malone, Applicant

B. Malone explained the subject property, and noted its historic nature. B. Malone explained the mission of Girls Inc. and its importance to the City. B. Malone said the expansion will improve the organization. B. Malone said the property was recently acquired and Girls Inc. has been working with the Historic Board to restore the building,

renovate it, and connect it with their existing building. B. Malone said the application includes landscaping, as well as historic preservation of the building. B. Malone said the project cost is \$1,500,000 and they have raised \$1,050,000 so far. B. Malone said the \$250,000 would be used to restore the exterior of the building including roofing, windows, siding, and landscaping.

Discussion:

None

IV. Other Business

First United Baptist Church: Preservation Restriction Discussion

Discussion of the First United Baptist Church's Preservation Restriction requirement.

On Behalf:

Steve Conant, Applicant's Representative

S. Conant said the Church is the oldest church in the City and they are grateful for the \$12,000 grant to replace the historic bell. S. Conant said they were told previously the preservation restriction with the grant would only apply to the bell. S. Conant said he believes a restriction on the entire property is too much, and they are looking for direction from the Committee.

Discussion:

A. Baacke said that staff has reached out to the Law Department for a legal opinion on the restriction. A. Baacke said there are rules on what is required with Preservation Restrictions. A. Baacke said that the CPC would wait until there is additional guidance from the Law Department.

S. Conant asked if a Preservation Restriction on the whole property is a requirement. A. Baacke said it is his understanding that when funding Historic Preservation projects the CPC is required to place a Preservation Restriction in conjunction with the grant. A. Baacke said what is unclear is if the restriction must be on the entire property or just one item. A. Baacke said this cannot be discussed until after there is an opinion from the Law Department.

S. Conant said the property is in a Historic District and is historic and already protected, and requires Historic Board approval for exterior projects. S. Conant said for the \$12,000 a Preservation Restriction on the property may limit the number of parties that can take advantage of the program.

Approve 2023 Schedule

The Community Preservation Committee will vote on the 2023 meeting schedule.

P. Shea stated he would not be able to attend the 3/23 CPC meeting.

B. Buitenhuys motioned, and T. Depeiza seconded the motion to approve the 2023 schedule. The motion passed unanimously, (7-0).

Election of Officers

The Community Preservation Committee will vote to elect officers for 2023.

B. Buitenhuys nominated A. Baacke as Chair, S. Gallivan seconded the nomination. The nomination passed unanimously, (6-0-1) with A. Baacke abstaining.

B. Buitenhuys nominated D. Fuller as Vice-Chair, T. Depeiza seconded the nomination. The nomination passed unanimously, (6-0-1) with D. Fuller abstaining.

V. Notices

VI. Further Comments from Community Preservation Committee Members

VII. Adjournment

B. Buitenhuis motioned, and D. Fuller seconded the motion to adjourn. The motion passed unanimously (7-0). The time was 6:51pm.